

File 11/11/95

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McDONNELL DOUGLAS PROPERTY

ISSUES

OCTOBER 18, 1995

(A) SITE PLAN:

- (1) Railroad: Although no easement or dedication to SPRR or ATSF shown, Harvey Aluminum (ILM) has easement. Could beneficiary include include Capital Metals, originally part of Harvey Aluminum?
- (2) Del Amo Blvd: Location, environmental issues, pipelines, stretch from Normandie to Vermont.
- (3) Site: Undertake/obtain ALTA and topo surveys.
- (4) Retail: Check layout with developers. Also should we create extra retail lots, so these can be adjusted by end developer, as opposed to having to file a new map?
- (5) McDonnell Douglas Warehouse: Check configuration, especially if additional N/S access to Del Amo is required.
- (6) Capital Metals: Determine strategy.
- (7) Existing Buildings: Examine reuse potential, in conjunction with retail.
- (8) Soils: obtain geotechnical reports.

(B) ENVIRONMENTAL:

- (1) Hazardous Materials: Determine impact and scheduling: Investigate risk assessment as opposed to absolute clean-up levels.
- (2) Asbestos: Verify quantities.
- (3) Demolition: Tighten demolition numbers and timing.

(C) MARKETING:

- (1) Iwerks: Determine level of interest.
- (2) Retail: Interview key developers (Hopkins, Vestar, etc.)
- (3) McDonnell Douglas Warehouse: Verify rental rates.

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(D) CITY PROCESSING:

- (1) Traffic: Can it be mitigated? This opens doors for mitigated negative declaration.
- (2) Economic: Obtain project support from Councilmembers, LAEDC, etc., and utilize to accelerate processing.